

PLANNING & DEVELOPMENT SERVICES DEPARTMENT REPORT

MS Word Export To Multiple PDF Files Software - Please purchase license.

DATE: April 10, 2001

TO: Orange County Planning Commission

FROM: Planning & Development Services Department/Current Planning Services Division

SUBJECT: Public Hearing on Planning Application PA00-0147 for Site Development Permit

PROPOSAL: Construction of a 168-unit residential condominium complex on a 30.5-acre site in Planning Area 15 of the Newport Ridge Planned Community. Included with this proposal is a minor boundary adjustment between Planning Area 15 and the adjacent Planning Area 20. A parking modification is requested to allow limited private guest parking in driveways of certain dwelling units. This proposal is associated with Vesting Tentative Tract Map 16195.

LOCATION: Planning Area 15 is located near the eastern edge of the Newport Ridge Planned Community, north of the Newport Coast Planned Community, between the San Joaquin Hills Transportation Corridor to the north and Ridge Park Road to the south. Fifth Supervisorial District.

APPLICANT: Brookfield Homes

STAFF William V. Melton, Project Manager

CONTACT: Phone: (714) 834-2541 FAX: (714) 834-4652

SYNOPSIS: Current Planning Services Division recommends Planning Commission approval of PA00-0147 for Site Development Permit subject to the attached Findings and Conditions of Approval.

BACKGROUND:

The project site is approximately 30.5 acres in size. The site was approved for mass grading by Planning Application PA00-0118. The proposed 168-unit residential condominium complex consists of twelve 32-foot high buildings, each with 14 condominium units. The units range in size from 2-bedroom with 1,685 square feet of living area to 4-bedroom with 2,475 square feet of living area. The building design provide for a loft area in the building. This loft area was deemed a “bedroom” for parking calculations. The project includes on-site parking for 474 cars, two recreation areas and a temporary model homes sales complex. The on-site parking includes a parking modification to allow the use of driveway spaces in front of certain garages to be used as private guest parking spaces. Access to the site is from Ridge Park Road from Newport Coast Drive to the west.

The development portion of the condominium complex is within Planning Area 15 of the Newport Ridge Planned Community (NRPC). The site has a land use regulation of “Medium High Density Residential

(NC)” with a density range of 6.5 to 18.0 dwelling units per acre. The “(NC)” indicates that the development regulations of this NRPC site are identical to the development regulations of the adjacent planning areas in the Newport Coast Planned Community/Local Coastal Program (NCPC). In this case, the adjacent NCPC site is Planning Area 2C, which borders the site to the south. The site development regulation and standards of PA 15 of the NRPC and PA 2C of the NCPC are the same. The site development regulations are the same to allow these planning areas to be developed at the same time; and to accommodate the coastal zone development boundary that transverses this general area.

Recently, Coastal Development Permits PA00-0111, PA00-0113 and PA00-0114 were approved by the Planning Commission for the construction level development in Planning Areas 2C, 5 and 6 of the NCPC. Included with these approvals was the final road alignment of Ridge Park Road. Additionally, the mass grading approval for NRCP PA 15 and a small portion of PA 20 abutting PA 15 was previously approved under Site Development Permit PA00-0118. A portion of the site (the access road and a portion of a parking area) is within the coastal zone and Planning Area 2C-6 of the Newport Coast Planned Community/LCP (NCPC). A determination was made that the portion of this proposal that is in the coastal zone was exempt, and processing a Coastal Development Permit in association with this Site Development Permit was not required. Ridge Park Road now defines the separation between the two planned communities.

As mentioned, PA 15 was originally designed to be developed with portions of the NCPC, specifically PA 2C. However with the most recent NCPC approvals and the final road realignment of Ridge Park Road, PA 15 is now a stand-alone project with no development overlapping into the NCPC. In conjunction with that previous development in NCPC, a retaining Loffel wall was approved on the subject site. The retaining wall is in conjunction with the construction of Ridge Park Road.

Included with this proposal is a minor boundary adjust between PA 15 and PA 20. Small areas of PA 20 adjacent to PA 15 along the north and east are proposed to be added to PA 15. These adjustments total a reduction of 1.8 acres to PA 20. To balance this reduction in PA 20, 1.8 acres is being removed from PA 15 and added to PA 20. This occurs at the western edge of PA 15 as shown in Exhibit 5. Therefore, no net loss or net gain in planning area acreage results from this proposed boundary adjustment between PA 15 and PA 20.

REFERRAL FOR COMMENT AND PUBLIC NOTICE:

A Notice of Hearing was mailed to all owners of record within 300 feet of the subject site. Additionally, a notice was posted at the site, at the 300 N. Flower Building and as required by established public hearing posting procedures. A copy of the planning application and a copy of the proposed site plan were distributed for review and comment to 8 County Divisions and the Newport Mesa Unified School District. As of the writing of this staff report, no comments raising issues with the project that could not be addressed through Standard Conditions of Approval have been received from other County divisions. The Newport Mesa Unified School District responded with a no comment.

SURROUNDING LAND USE: Also see Exhibit 2

Direction	Planning Area	Land Use Designation	Existing Land Use
Project Site	15	Medium High Density Residential	Vacant, graded
	20	Recreation	Open space
North	NA	NA	Transportation Corridor
South	2C - NCPC	Medium High Density Residential	Vacant, graded, project approval
East	12G - NCPC	Recreation	Vacant, Open space – Moro Sliver
West	14	Medium Density Residential	Residential single-family

CEQA COMPLIANCE:

The proposed project is covered by Final EIRs 517 and 544A, previously certified on February 26, 1991 and April 21, 1995 and Addendums PA000118 and PA000147 (Exhibit 4). Prior to project approval, these EIRs and Addendums must be found adequate to satisfy the requirements of CEQA by the Planning Commission. Appendix A contains the required CEQA Finding.

DISCUSSION/ANALYSIS:

A total of 168 multi-family dwelling units are proposed. The Planned Community Statistical Table estimated that the number of dwelling units in PA 15 at 350 dwelling unit with the maximum number of dwelling units at 547. The proposed project completes the residential development currently proposed in the NCPC. With this project, the NRPC will be approved for the construction of 2,220 dwelling units. The NRPC (then called the San Joaquin Hills PC) was approved in February 1991 with a maximum dwelling unit count of 2,550 units. The PC was last amended in March 1998 to add new residential PA 22, but the maximum number of dwelling units remained the same. The number of dwelling units proposed conforms to the NRPC Statistical Table. Included with the Planning Commission submittal is a table (Exhibit 3) showing the development of NRPC to date including the number of dwelling units approved and the Planning Application numbers that were approved the project.

Staff review of the proposed 168-unit condominium project determined that the proposal conforms to the site development standards required for developments in PA 15. The chart on the following page shows that the proposed project conforms to the PA 15 development standards

DEVELOP. STANDARD	REQUIRED	PROPOSED
Site Area	3,000 square feet minimum	30.5 acres
Site Density	1 unit/1,000 square feet maximum 18 dwelling units/acre	1 unit/7,900 square feet 5.5 dwelling units/acre
Number of Dwelling units	547 maximum	168
Setback from street	10 feet minimum	30 feet
Setback, other	None	51 feet
Building Height	35 feet	32 feet – 6 inches
Parking spaces	454	474 ⁽¹⁾
Open space	5% minimum	Over 8%

- ⁽¹⁾ Includes a 50% credit (24 spaces, one per dwelling unit) for private guest parking where the dwelling has a 2 spaces in a driveway, each 18 feet in length

PLANNING AREA BOUNDARY ADJUSTMENT

The proposed boundary adjust requested neither increases or decreases the area of PA 15 or 20. The NRPC Second Amendment established the current general location of PA 15. Originally it was located at far eastern edge of the PC. The Second Amendment shifted PA 15 to the west causing it to be surrounded on three sides by PA 20, an Open Space planning area. Chapter XI “Development Map and Statistical Table, Regulations and Procedures”, Section D.2. of the NRPC states:

“All Planning Area boundary lines and acreages identified on the PC Development Map and Statistical Table are estimates based upon current information a generalized level of mapping. Refinements to the Planning Area boundaries/acreages are expected to occur with future project design and more detailed mapping and engineering. For this reason, Planning Area boundary lines and acreages shown on the PC Development Map and Statistical Table contained in Appendix B may be refined without amending the body of this PC text, when more accurate information becomes available and is submitted with future Permit Applications and/or Tentative Tract Maps.”

Since this proposal is the final detail planning for both PA 15 and 20 and since the acreages of the two planning areas are not changed, this proposed boundary adjustment is consistent with the provisions provided for in the NRPC text. Staff did not identify any planning issues with the proposed adjustment.

PARKING MODIFICATION

The project consists of 168 dwelling units arranged in 12 buildings with 14 dwelling units in each building. There are 14 two-car garages in each building, one for each dwelling. Ten of these garages are accessed by an interior motor court while two of the garages in each building are accessed from the projects driveway system. These exterior garages provide a typical driveway 18-feet in length. The applicant proposes to use one of the two driveway spaces as private guest parking for that particular unit for the overall parking requirement.

This modification has been requested in past approvals of other multi-family proposals. These other project were mostly multi-family detached units or attached single-family dwelling. In those cases, staff included a condition that the two garage spaces be maintained as parking only. Staff is proposing a similar condition of approval for this proposal. While the guest parking in the driveway is most commonly associated with single-family dwelling, it has worked in multi-family proposals. Provided that these garages are always maintained for the parking of two cars and not used for storage, the use of one driveway space for private guest parking is acceptable to staff. Therefore staff recommends the Planning Commission approved the request for credit of 24 of the 48 driveway parking spaces to be used as private guest parking.

MODEL HOMES SALES COMPLEX

The site model home sales complex is located in what is shown as Buildings 1 and 12 on the site plan. Building 1 contains the model units and the sales office. The model complex parking area is located where building 12 will be located when constructed. The parking area provides 10 parking spaces, which is the minimum required. The model complex also includes the typical informational and directional signage along with flags and pennants (a total of ten). The total time permitted for a model complex is three years. This includes an initial approval period of two years with an extension of time that may be granted not to exceed a period of additional year.

SUMMARY

The proposed 168-unit condominium proposal is consistent with all development standards contained in the NRPC text. The mass grading of the proposal was established under PA00-0118. The division between the NCPC and the NRPC along with the final roadway alignment of Park Ridge Drive was established by PA00-0111. The model homes sales complex conforms to those requirements established for such use. The parking modification for use of a driveway space for private guest parking is typical of recent approvals. Staff supports the proposal and makes a recommendation as follows.

RECOMMENDED ACTION:

Planning and Development Services Department/Current Planning Services Division recommends the Planning Commission:

- a. Receive staff presentation and public testimony as appropriate; and,
- b. Approve PA00-0147 for Site Development Permit subject to the attached findings and conditions of approval.

Respectfully submitted

John B. Buzas, Manager
Current Planning Services

WVM
Folder

APPENDICES:

- A. Recommended Findings
- B. Recommended Conditions of Approval

EXHIBITS:

1. Applicant's Letter of Explanation
2. Surrounding land use
3. Newport Ridge PC Development Status
4. Environmental Documentation
5. Site Plans and boundary adjustment submittal package

APPEAL PROCEDURE:

Any interested person may appeal the decision of the Orange County Planning Commission on this permit to the Board of Supervisors within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.